



Meadway, Haslemere, Surrey
Guide Price £700,000 Freehold

CLARKE  GAMMON

3 MEADWAY HASLEMERE SURREY GU27 1NW

Guide Price £700,000

Character 1930s detached house

Three bedrooms

En-suite shower and family bathroom

Sitting room with open fireplace

Dining room and kitchen/breakfast room

Utility and cloakroom

Front and rear gardens

Parking bay and detached garage

Cul de sac position

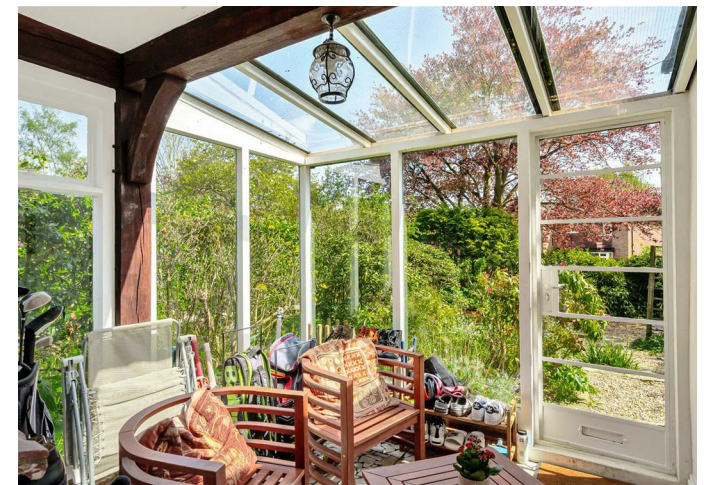
Walking distance of shops and MLS



An attractive and well presented detached 1930s three bedroom house conveniently positioned for the shops and amenities in Weyhill and Haslemere main line station.

THE PROPERTY

This character home has traditional tile hung elevations and retains features from its original era, but has been carefully updated with refitted bathroom and shower suites. There is a large glazed porch to the front of the property handy for coats and shoes leading to the hall off which is a cloakroom. The spacious sitting room has an attractive open fire with oak surround and to the rear of the house is a dining room which opens to the kitchen/breakfast room; both having oak flooring and outlook to the landscaped rear garden. A large utility room provides further storage and a built-in larder and has a door to a covered rear lobby and storeroom. Bedroom one enjoys a double aspect and has fitted wardrobes, drawers and shelves and a modern refitted en-suite shower room. Bedrooms two and three are a good size and are complemented by the family bathroom. The property has double glazing in keeping with its age and gas central heating.



THE GROUNDS

The low maintenance front garden has terraced shingle areas enclosed and well screened by established hedges and borders. Paved pathways lead to the front porch and side door and to the rear is a recently landscaped raised natural stone patio. A rear gate leads to a parking bay and detached single garage.

SITUATION

In nearby Weyhill are Tesco and M & S Food along with local shops, cafes, restaurants and Haslemere Library. Haslemere town centre offers a comprehensive range of shops and boutiques including Waitrose, Boots and W H Smith, hotel, restaurants, public houses and coffee bars. Lythe Hill Hotel on the outskirts of the town has a spa and The Edge and Haslemere Leisure Centre provide excellent sports facilities along with Haslemere Recreation Ground and Woolmer Hill. There are numerous golf courses of high quality in the area and a good selection of highly regarded state and private schools. The main line station offers a fast and frequent service into London Waterloo in under one hour and the nearby A3 provides links to London, the motorway network and south coast. The town is surrounded by many acres of countryside much of it National Trust owned including the Devil's Punchbowl and Hindhead and Marley Commons.

Shops and amenities in Weyhill 0.3 miles
Main line station 0.8 miles
High Street 1.3 miles
A3 access at Hindhead 3 miles
Guildford 17 miles

All distances approximate



Meadway, Haslemere, GU27

Approximate Area = 1404 sq ft / 130.4 sq m

Garage = 120 sq ft / 11.8 sq m

Outbuilding = 26 sq ft / 2.5 sq m

Total = 1550 sq ft / 143.9 sq m

For identification only - Not to scale

LOCAL AUTHORITY

Waverley Borough Council

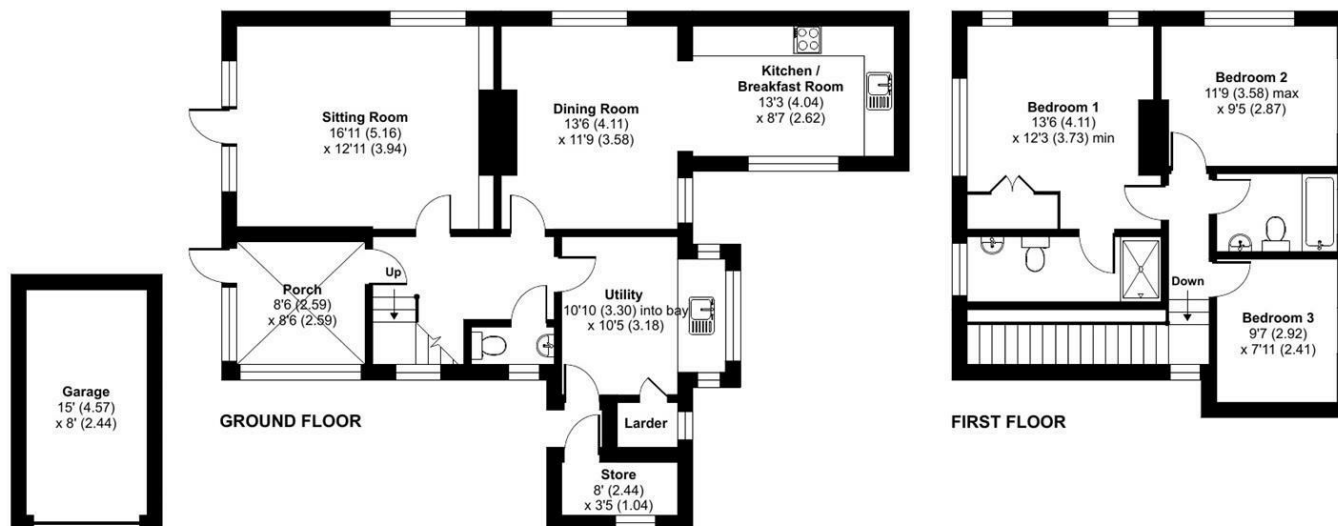
COUNCIL TAX

Band F

SERVICES

All main services, gas central heating

18th October 2024 PM/dr



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Clarke Gammon. REF: 979844

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		

76

55

EU Directive
2002/91/EC



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DIRECTIONS

From our office in Haslemere High Street proceed south bearing right behind the Town Hall and continue on passing the railway station and through Weyhill shopping area. Shortly after passing over the traffic lights by Tesco turn left onto Liphook Road then take the left hand turn into Meadway just before the traffic lights. Proceed into Meadway turning right at the bottom where the road bears left and the property will be found on the right.

AGENT'S NOTE

Whilst we endeavour to make our sales particulars accurate and reliable, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings. If there is any point which you would like to have further clarification upon, please contact this office.

ESTATE AGENTS CHARTERED SURVEYORS VALUERS LETTINGS AUCTIONEERS

GUILDFORD OFFICE
T: 01483 880 900

HASLEMERE OFFICE
T: 01428 664 800

LIPHOOK OFFICE
T: 01428 728 900

MAYFAIR OFFICE
T: 0870 112 7099

AUCTION ROOMS
T: 01483 223101

